

THIS INSTRUMENT WAS PREPARED BY:

Clinton H. Ritchie, Jr., Attorney at Law
1356 Hueytown Road
Hueytown, AL 35023

SEND TAX NOTICE TO:

James E. Cunningham
2441 Vestavia Dr.
Birmingham, Alabama 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty-Seven Thousand and 00/100 Dollars (\$67,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Susan Saynt Sheppard, a single woman**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor whether one or more does hereby give, grant, bargain, sell and convey unto the Grantee, **James E. Cunningham, a married man**, (hereinafter referred to as Grantee), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION

Unit 106, Building 1, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 773, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691, and Real 238, Page 241 together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Easements, restrictions and rights-of-way of record, if any.
3. Covenants, conditions, mineral rights and restrictions of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this day, **June 21, 2013**.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Susan Saynt Sheppard, a single woman**, personally appeared before me and, being known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, signed same on the day the same bears date voluntarily or by free act.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day, **June 21, 2013**.



NOTARY PUBLIC

My Commission Expires:

CLINTON H. RITCHIE, JR.
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 28, 2016



20130628000264370 2/3 \$85.00
Shelby Cnty Judge of Probate, AL
06/28/2013 10:09:25 AM FILED/CERT

Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Susan Saynt Sheppard
Mailing Address 106 Gables Dr.
Hoover, AL 35244

Grantee's Name James E. Cunningham
Mailing Address 2441 Vestavia Dr.
Birmingham, AL 35216

Property Address 106 Gables Dr.
Hoover, AL 35244

Date of Sale 6/21/2013


Total Purchase Price \$ 67,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____


20130628000264370 3/3 \$85.00
Shelby Cnty Judge of Probate, AL
06/28/2013 10:09:25 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value -if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/21/2013

Print Susan Saynt Sheppard

☐ Unattested

Sign

Susan Saynt Sheppard
(Grantor/Grantee/Owner/Agent) circle one

verified by